Karen Johnson Davidson County
Batch# 965474 DEEDQC
01/30/2023 09:29:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230130-0006677

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025 (AFFIX SEAL)

BRITTANY LEA STEWART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Y-BERE-22-657

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rosalyn Dowell, Donald Dowell, and Tonika Dowell	**New Owners**	
(NAME)	(NAME)	**058-11-0-149.00**
657 Putnam Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rosalyn Dowell,** hereinafter called the Grantor, by these presents does hereby convey, assign, and quitclaim unto **Rosalyn Dowell, Donald Dowell, and Tonika Dowell, as tenants in common with right of survivorship,** hereinafter called the Grantees, their heirs, successors, and assigns, all Grantor's right, title, and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Section 3, Royal Hills of record in Plat Book 4860, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to **Rosalyn Dowell** by **Warranty Deed** from **Opendoor Property Trust 1,** of record in Instrument No. 20220614-0067983, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **657 Putnam Drive, Nashville, Tennessee 37218**.

Witness my hand this the 27 day of January 2023.

Rosalyn Dowell

Rosalyn Dowell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and Site, **Rosalyn Dowell,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of January, 2023

Brittany Stewart

Notary Public

My Commission Expires: 11-3-2025

